



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101**

Tel: (603) 624-6475

Fax: (603) 624-6324

www.ManchesterNH.gov

e-mail: building@ci.manchester.nh.us

June 4, 2004

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the June 3, 2004 Public Hearing and Business Meeting

PUBLIC HEARING

1. Case #50-ZO-04 Rehearing – James Bennett (Owner) proposes to subdivide lot into three parcels and at lot #1, create a buildable lot, at Lot #2, maintain a 1-family dwelling and Parcel “A” is to be consolidated with Tax Map 472, Lot 17 and seeks a **variance** from Section 6.07 lot front & lot width (both lots 1 and 2) of the Z.O., as per plans submitted February 20, 2004 at **261 Lovering St. - Granted**
2. Case #81-ZO-04 – Michael Campbell (Agent) proposes to convert a single family home to a two-family and create two parking spaces in a street yard; move two parking spaces not installed per plan previously granted by variance, Case #273-ZO-81, and seeks a **variance** from Section 10.09 (B) parking setbacks, 10.06 (A) parking layout and 10.08 (C) driveway width of the Z.O., as per plans submitted April 2, 2004 at **374 Bridge St. - Denied**
3. Case #86-ZO-04 - Michael Bourque (Owner) proposes to remove existing detached one-stall garage and replace with 2-stall garage with loft storage above and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted April 20, 2004 at **502 Holly Ave. - Granted**
4. Case #87-ZO-04 - Paul Demers (Agent), proposes to demolish structures and build a 2-story, 2-family dwelling; also maintain existing garage and seeks a **variance** from Section 3.03 Primary Façade, 6.07 side yard setback and 8.24 (A)2 Accessory Structures of the Z.O., as per plans submitted April 15, 2004 at **210 Rosedale Ave. - Granted**
5. Case #88-ZO-04 - Stephane Cattin (Owner) proposes to build 16' x 20', 1-story addition and provide parking and seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted April 16, 2004 at **15 Meadow St. - Granted**

6. Case #89-ZO-04 - David Cassavaugh (Agent) proposed to build a 14' x 14' addition and maintain parking and seeks a variance from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted April 16, 2004 at **175 Green Acres Dr. - Granted**
7. Case #90-ZO-04 - Corey Hebert (Owner) proposes to build a 2nd story addition for bedroom and bath and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted April 19, 2004 at **25 Austin St. - Granted**
8. Case #91-ZO-04, John Watkins (Owner), proposes to build a 15' x 26', 1-stall garage with master bedroom above and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted April 15, 2004 at **253 Trolley St. - Granted**
9. Case #92-ZO-04 - Jeffrey Brimblecom (Owner), proposes to replace existing porch with a 12'-6" x 26'-6" open deck and seeks a **variance** from Section 6.07 (2 counts) side yard setbacks of the Z.O., as per plans submitted April 22, 2004 at **120 Ward St. - Granted**
10. Case #93-ZO-04 - Raymond Houle (Agent), proposes to build a 28' x 20', 1-story addition for bedroom & bathroom; also maintain 16' x 16' storage area on side of garage and seeks a **variance** from Section 6.07 (2 counts) front and rear setbacks of the Z.O., as per plans submitted April 22, 2004 at **200 Parkview St. - Granted**
11. Case #94-ZO-04 – Justin M. Otto (Owner) proposes to build a 17'- 6" x 28', 1-stall garage and seeks a **variance** from Section 6.07 side yard setback and 10.09(B) parking setbacks of the Z.O., as per plans submitted April 30, 2004 at **896 So. Beech St. - Denied**
12. Case #95-ZO-04 - Shelley P. Jenis (Owner) proposes to build a screened porch and maintain existing 2-car garage and seeks a **variance** from Section 6.07 rear yard setback and 8.24 (A) (2) Accessory Structures of the Z.O., as per plans submitted May 4, 2004 at **290 No. Bay St. Granted**
13. Case #96-ZO-04 - Daniel Adams (Owner), proposes to build a partial 2nd story addition, a 6' x 28' farmer's porch and a 1-stall garage and seeks a **variance** from Section 6.07 side yard setbacks (2 counts) and rear yard setback of the Z.O., as per plans submitted April 23, 2004 at **759 Corning Rd. - Granted**
14. Case #97-ZO-04 - Keri Dunn (Owner) proposes to build a 2nd story addition & mud room and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted April 30, 2004 at **85 Lamprey St. - Granted**
15. Case #98-ZO-04- Stuart Mills (Owner), proposes to build a 12' x 16', 1-story addition with basement, also maintain 4' x 4' wood shed & parking and seeks a variance from Sections 6.07 side and rear yard setbacks, 10.09 (B) parking setbacks and 8.24 (A)(3) of the Z.O., as per plans submitted May 4, 2004 at **263 Kenberma St. – Granted w/stip.: stairs not included in variance.**

16. Case #99-ZO-04- Bernard Campell (Agent), proposes to build a 24' x 48' single family home and seeks a **variance** from Section 6.07 (5 counts) front, street, side and rear setbacks, lot coverage, 10.09 (A) parking setbacks of the Z.O., as per plans submitted April 20, 2004 at **21 West Shore Ave. - Denied**

BUSINESS MEETING

Request for Rehearing:

Case #82-ZO-04 – **86 Young St.**, appealed by Raymond Boucher (Owner) on 6-03-04. – **Granted**

Subsequent Application:

Case #02-ZO-04 - **671 Hevey St. - Denied**

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may Request a Rehearing within 30 days.